



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director of Planning

November 30, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**APPROVAL OF AMENDMENT TO CONTRACT WITH THE PLANNING CENTER FOR AN  
ENVIRONMENTAL IMPACT REPORT, NOISE TECHNICAL STUDY AND TRANSPORTATION  
STUDY FOR THE COUNTYWIDE GENERAL PLAN UPDATE  
(ALL DISTRICTS AFFECTED) (3 VOTES)**

**SUBJECT**

The Department of Regional Planning (DRP) is seeking Board approval to amend Contract No. 76621 between the County of Los Angeles and The Planning Center to expand the scope of the Environmental Impact Report (EIR) for the Countywide General Plan Update to include an environmental analysis of the policy changes proposed by the Antelope Valley Area Plan Update.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Authorize the Director of Planning or his designee to execute Amendment No. 1 substantially similar to Exhibit A attached, to Contract No. 76621 with The Planning Center, effective upon Board approval to extend the term for two years from July 15, 2011 to July 14, 2013; increase the contract amount by \$199,536 and; add requirements language to the Scope of Work (SOW).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On July 15, 2008, the County entered into Contract No. 76621 with the Planning Center, for the period July 15, 2008 through July 14, 2011 to develop an EIR, a Noise Technical Study, and a Transportation Technical Study to complete the Countywide General Plan Update. Approval of the recommended action will allow the Director of Planning or his designee to execute Amendment No. 1, substantially similar to Exhibit A attached, to retain the Planning Center to assist the DRP with the environmental analysis of the policy changes proposed by the Antelope Valley Area Plan Update.

The updated Antelope Valley Area Plan will replace an outdated document adopted by the Board of Supervisors in 1986 and is intended to be more responsive to the needs and desires of today's Antelope Valley stakeholders, who were thoroughly engaged in 19 community workshops conducted in 2008 and 2009. A preliminary draft land use map along with preliminary draft goals and policies, have been completed by DRP staff and were presented to Antelope Valley residents and other stakeholders at a series of four community workshops in May 2010.

Pursuant to the California Environmental Quality Act (CEQA) and the County's environmental review procedures, DRP staff determined that an EIR would be required for this project, with an anticipated cost of \$500,000. On August 24, 2009, the Quality and Productivity Commission approved a \$200,000 Productivity Investment Fund (PIF) grant for this project. The PIF grant was contingent upon a \$300,000 grant from the Environmental Protection Agency (EPA). The combined grants totaling \$500,000 were intended to pay for consultant services to prepare an EIR for this project.

In September 2009, the EPA notified DRP that its grant application was not selected for funding. In response, DRP staff investigated a number of potential alternatives that could allow for the development of an EIR with a budget of less than \$500,000. DRP staff identified an alternative related to the County's existing contract with The Planning Center, a consulting firm currently assisting DRP with preparation of an EIR for the Countywide General Plan Update. In October 2009, The Planning Center provided DRP with a cost estimate of \$310,000 for a separate EIR for the Antelope Valley Area Plan Update. This cost estimate was substantially less than \$500,000 due to the close relationship between the two projects and the resulting efficiencies. In December 2009, the Quality and Productivity Commission authorized use of the previously approved \$200,000 PIF grant for this alternative, provided that DRP could obtain external funding for the remaining cost of \$110,000.

Subsequently, DRP was unsuccessful in identifying external funding for the remaining cost. In response, DRP staff identified another alternative related to the County's existing contract with The Planning Center. This alternative would provide an environmental analysis of the policy changes proposed by the Antelope Valley Area Plan within the EIR for the Countywide General Plan Update, as opposed to a separate EIR. Although the analysis would not be conducted through a separate EIR, it would serve the same purpose as a separate EIR and would meet CEQA requirements. The Planning Center was amenable to expanding the scope of the EIR for the Countywide General Plan Update to include this analysis and estimated that this contract revision would result in an additional cost of \$199,536. This cost estimate was substantially less than \$310,000 because the environmental analysis would not be conducted through a separate EIR. In July 2010, the Quality and Productivity Commission authorized use of the previously approved PIF grant for this purpose.

### **Implementation of Strategic Plan Goals**

Combining the Antelope Valley Area Plan Update EIR with the Countywide General Plan Update EIR supports the County's Strategic Plan, Goal No.1, Operational Effectiveness and Goal No. 6, Community and Municipal Services, by providing the public with services that are both beneficial and responsive. Specifically, this effort will result in cost savings of approximately \$300,000 when compared to a separate contract with another firm, and is supportive of the County's efforts in minimizing duplication of work, maximizing efficiencies, and supporting cost saving initiatives.

### **FISCAL IMPACT/FINANCING**

The total amount for Contract No. 76621, the current contract with the Planning Center to prepare an EIR for the Countywide General Plan Update, is \$847,254. DRP recommends that this contract be increased by \$199,536 for the cost of expanding its scope to include an analysis of the policy changes proposed by the Antelope Valley Area Plan Update. The total contract obligation would increase to \$1,046,790. The Quality and Productivity Commission has approved a grant for \$200,000 to cover the cost for the additional task. Therefore the additional task has no impact on the DRP's operating budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On July 15, 2008, the County entered into Contract No. 76621 with the Planning Center for the period July 15, 2008 through July 14, 2011 to develop an EIR, a Noise Technical Study, and a Transportation Technical Study to complete the Countywide General Plan Update.

Exhibit A adds language to the SOW and provides a cost proposal from the Planning Center to expand the scope of the Countywide General Plan Update EIR to include an environmental analysis of the policy changes proposed by the Antelope Valley Area Plan Update.

County Counsel has reviewed and approved Exhibit A as to use and form.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Your Board's approval of the Amendment ensures the DRP's ability to complete the Antelope Valley Area Plan Update at a considerable reduced cost.

The Honorable Board of Supervisors  
11/30/2010  
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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard J. Bruckner". The signature is fluid and cursive, with a large loop at the end.

RICHARD J. BRUCKNER  
Director

RJB:JS:MG:AO

Enclosures

- c: Board of Supervisors, Planning Deputies
- Chief Executive Office
- County Counsel
- Executive Office, Board of Supervisors

**ENVIRONMENTAL IMPACT REPORT, NOISE TECHNICAL STUDY AND  
TRANSPORTATION STUDY CONTRACT**

**AMENDMENT NO. 1**

THIS AMENDMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2010,

by and between

COUNTY OF LOS ANGELES  
(hereafter "County").

and

THE PLANNING CENTER  
(hereafter "Contractor")

WHEREAS, reference is made to that certain document entitled, "ENVIRONMENTAL IMPACT REPORT, NOISE TECHNICAL STUDY AND TRANSPORTATION STUDY FOR THE COUNTYWIDE GENERAL PLAN UPDATE", dated July 15, 2008 and further identified as County Contract No. 76621 and any amendment thereto (all hereafter referred to as "Contract"); and

WHEREAS, it is the intent of the parties hereto to increase the maximum obligation for the County and to make other changes described hereinafter; and

WHEREAS, under delegated authority the Department of Regional Planning has expanded the Scope of Work of this Contract; and

WHEREAS, the Contract provides that changes may be made in the form of a written amendment which is formally approved and executed by the parties.

NOW, THEREFORE, the parties agree as follows:

1. This Amendment shall become effective upon date of execution by all parties.
2. Schedule I, attached hereto and incorporated into the existing Contract as part of the Scope of Work and budget, shall be added to the Contract.
3. Contract Paragraph 4.0, Subparagraph 4.1 shall be revised as follows:  
"The term of this Contract shall be three ~~(3)~~ five (5) years commencing on or about July 15 2008."
4. Contract Paragraph 5.0, Subparagraph 5.1 shall be revised as follows:  
Total charges shall not exceed the amount set forth in Exhibit B—Pricing Schedule Schedule II."

5. Paragraph 8.51 WARRANTY OF COMPLIANCE WITH COUNTY'S DEFAULTED PROPERTY TAX REDUCATION PROGRAM shall be added to the Contract to read as follows:

**"8.51 WARRANTY OF COMPLIANCE WITH COUNTY'S DEFAULTED PROPERTY TAX REDUCTION PROGRAM**

Contractor acknowledges that County has established a goal of ensuring that all individuals and businesses that benefit financially from County through Contract are current in paying their property tax obligations (secured and unsecured roll) in order to mitigate the economic burden otherwise imposed upon County and its taxpayers.

Unless Contractor qualifies for an exemption or exclusion, Contractor warrants and certifies that to the best of its knowledge it is now in compliance, and during the term of this Contract will maintain compliance, with Los Angeles County Code Chapter 2.206."

6. Paragraph 8.21 TERMINATION FOR BREACH OF WARRANTY TO MAINTAIN COMPLIANCE WITH COUNTY'S DEFAULTED PROPERTY TAX REDUCTION PROGRAM shall be added to the Contract to read as follows:

**"8.52 TERMINATION FOR BREACH OF WARRANTY TO MAINTAIN COMPLIANCE WITH COUNTY'S DEFAULTED PROPERTY TAX REDUCTION PROGRAM**

Failure of Contractor to maintain compliance with the requirements set forth in Paragraph 8.51 "Warranty of Compliance with County's Defaulted Property Tax Reduction Program" shall constitute default under this Contract. Without limiting the rights and remedies available to County under any other provision of this Contract, failure of Contractor to cure such default within 10 days of notice shall be grounds upon which County may terminate this Contract and/or pursue debarment of Contractor, pursuant to County Code Chapter 2.206."

7. Except for the changes set forth hereinabove, Contract shall not be changed in any respect by this Amendment.

IN WITNESS WHEREOF, the Board of Supervisors of the County of Los Angeles has caused this Amendment to be subscribed by its Director of Regional Planning, and

Contractor has caused this Amendment to be subscribed in its behalf by its duly authorized officer, the day, month and year first above written.

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
Richard J. Bruckner  
Director of Planning

THE PLANNING CENTER  
Contractor

\_\_\_\_\_  
Signature

By \_\_\_\_\_  
Printed Name

Title \_\_\_\_\_

APPROVED AS TO FORM:

Andrea Sheridan Ordin  
County Counsel

By \_\_\_\_\_  
Principal Deputy County Counsel



October 20, 2010

Ania Onley  
Head, Strategic Planning and Program Services  
Department of Regional Planning  
County of Los Angeles  
320 W. Temple St., Room 1383  
Los Angeles, CA 90012

Subject: Contract Amendment to General Plan EIR and Technical Studies (Contract No. 76621) for additional task to complete the Antelope Valley Area Plan EIR and Technical Studies (COLA-03.OE)

Dear Ms. Onley:

Thank you for the opportunity to propose our services to prepare the environmental documentation for the Antelope Valley Areawide General Plan. We understand the objective is to prepare timely, defensible, and cost effective environmental documentation for the Antelope Valley update in conjunction with the preparation of the General Plan update and as part of the same environmental impact report (EIR).

In order to take advantage of potential economies of scale, our team includes the same primary consultant team members as the County-wide General Plan EIR, including The Planning Center, Iteris, Inc. (traffic and circulation) and Cadre Environmental (biological resources). A substantial amount of data collection and analysis being prepared for the County-wide General Plan EIR may be used for Antelope Valley Areawide General Plan EIR. Given that the Antelope Valley Area Plan's processing schedule is now concurrent with the General Plan Update, and that the County has decided to process the both planning documents as part of one EIR, we are able realize even greater cost savings and reduce our costs by approximately 50 percent.

The Planning Center has an extraordinary amount of experience preparing programmatic General Plan EIR's having prepared EIR's for the Riverside County Integrated Project (RCIP), The Ontario Plan, Anaheim General Plan and Zoning Code Update, Torrance General Plan Update, Highland General Plan Update, and San Bernardino General Plan Update, to name a few. Key staff and resources are proposed for this project. Our Vice President of Environmental Services, Mr. William Halligan, Esq., has an extraordinary amount of experience preparing General Plan EIR's including all those mentioned above. He will be responsible for directing the services to be provided and reviewing work products to ensure legal defensibility and technical adequacy. Bill has been involved in the preparation of more than 200 environmental documents during his 20 year career and serves as a frequent guest lecturer on CEQA and associated case law. He is also a member of the State Bar of California, with extensive experience in environmental and land use law. His legal background allows The Planning Center's environmental documents to continually withstand legal challenge. Konnie Dobrev, Senior Planner, will serve as project manager and have primary responsibility for project management, staff liaison, and consultant coordination.

This contract amendment includes our scope of services, estimated costs, and preliminary schedule for preparation and processing of the Antelope Valley Area Plan update as part of the General Plan Update EIR, to provide California Environmental Quality Act (CEQA) clearance for the project.

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## Understanding of the Project

In 1986 the Los Angeles County Board of Supervisors adopted the Antelope Valley Areawide General Plan to guide the growth of this region and to protect its natural resources. This document contains goals and policies specific to this area and has been the foundation for land use decisions since its adoption. Town & Country is an effort to update the 1986 plan, with revised goals, policies, guidelines and implementation programs to reflect changed conditions and provide a framework for future growth.

The Antelope Valley Area Plan serves the 1,800 square miles of the unincorporated Los Angeles County area of the Antelope Valley. The Antelope Valley borders three counties, San Bernardino County to the east, Ventura County to the west, and Kern County to the north. The valley is bounded by the San Gabriel Mountains (Angeles National Forest) to the south. Excluding the portion zoned for forests, the balance of the Plan area is just over 1,000 square miles. The Updated Antelope Valley Area Plan will continue to serve the unincorporated territory of the Antelope Valley, surrounding the incorporated cities of Palmdale and Lancaster.

As a part of the Town & Country outreach process, the Department of Regional Planning (DRP) has held several stakeholder and community outreach meetings to develop the Antelope Valley Area Update Plan vision and goals. DRP held mapping meetings in October and November to solicit input from the community regarding future land use map changes. DRP expects to develop land use policies that direct new urban growth to areas near existing neighborhoods and discourage "leapfrog" development in areas without sufficient infrastructure. As a result, land use densities are expected to change to prevent sprawl to the satellite rural towns, agricultural uses, and other low intensity uses. DRP expects the draft Antelope Valley Area Plan to be complete by the end of June, 2010.

## Scope of Work

### ENVIRONMENTAL IMPACT REPORT

As the lead consultant, The Planning Center will ensure that the environmental review process and the EIR satisfy the statutes and guidelines of CEQA, and the most current County of Los Angeles CEQA Procedures. We will represent the Consultant team in public meetings and project progress meetings as requested by the County. We agree with the County that the appropriate CEQA document for the Antelope Valley Area Plan Update would be the inclusion is the General Plan Program EIR. The Program EIR for the General Plan and the Antelope Valley Area Plan would cover broad, cumulative issues, so that future CEQA reviews of specific development projects could be limited to site-specific issues.

Preparation of environmental documentation for the Antelope Valley Area Plan update will be done in concurrently with and tier directly off of work efforts for the ongoing General Plan update EIR. Our approach to the EIR will be to use data from our work on the General Plan EIR, such as the buildout model, greenhouse gas and air quality modeling, wherever possible, and to customize the information for the Antelope Valley Area Plan as necessary. We will also use data gathered by DRP as a part of the Town & Country effort to expedite the schedule and conserve resources.

### Task 1. Organizational Meeting with County Staff

The Planning Center will meet with the County's project team to review the scope of work, confirm overall objectives of the work program, and identify significant issues to be addressed in the EIR. The Planning Center will obtain copies of existing studies, documents, and maps relevant to preparation of the EIR.



### **Task 2. Initial Study/Notice of Preparation**

Given the County's decision to prepare an EIR, and to expedite the schedule and reduce costs, we recommend not circulating an Initial Study. A Notice of Preparation (NOP) will be prepared, using the County's standard form. After County approval of the NOP, The Planning Center will copy and distribute the NOP to state and local agencies and other special interest groups or individuals identified by the County. A brief cover letter will be prepared to explain the purpose and content of the NOP and clearly identify the time period, contact person, and address established for submitting comments. Our scope of work assumes one iteration of County review and revisions by The Planning Center for the NOP. This scope also assumes that one Initial Study/NOP will be done for the General Plan Update and Antelope Valley and that the County will compile the mailing list for the NOP and will mail the NOP.

### **Task 3. Public Scoping Meeting**

The Planning Center will assist the County in organizing and conducting one public scoping meeting to present the main characteristics of the CEQA process and to solicit comments regarding the scope and content of the environmental issues to be addressed in the EIR. Premeeting assistance will include preparation of agendas and supporting informational materials for DRP staff review. At the public scoping meeting, we will be prepared to discuss the environmental review in connection to the Antelope Valley Area Plan Update process, how it relates to the General Plan Update process, and respond to specific questions, as desired by the County. The County will mail the Scoping meeting notices.

It is recommended that the scoping meeting be held as soon as possible following the release of the NOP. Following the scoping meeting, a written summary will be prepared and provided to the County in an electronic format, suitable for posting on the County's Web site. A summary of the comments received at the public scoping meeting will be included in the EIR as an attachment, to bring community input directly into this official environmental document.

### **Task 4. Screencheck Draft EIR**

The EIR will be clearly written and will avoid the use of technical jargon so that the document is easily understood. If technical terms need to be introduced for accuracy, they will be clearly defined. The analysis of issues will be thorough, yet concise. Mitigation measures that are practical and feasible will be formulated to relate directly to the primary and secondary effects identified in the impact sections of the document.

Since EIR scoping is yet to be completed, and this project is expected to be of great interest to the community, it is assumed at this time that all topics contained in the Initial Study Checklist will be included in the EIR for the Antelope Valley Area Plan Update. In large part, the EIR format will follow the County's current Initial Study checklist format, assuming the County's CEQA Guidelines and Initial Study update are completed. If the County's CEQA Guidelines are not yet updated, where necessary, the checklist will be supplemented with thresholds from Appendix G of the state CEQA Guidelines (including Amendments effective March 18, 2010) to address the following impact categories:

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| ■ Aesthetics                        | ■ Land Use and Planning         |
| ■ Agricultural and Forest Resources | ■ Mineral Resources             |
| ■ Air Quality                       | ■ Noise                         |
| ■ Biological Resources              | ■ Population and Housing        |
| ■ Cultural Resources                | ■ Public Services and Utilities |
| ■ Geology and Soils                 | ■ Recreation                    |
| ■ Greenhouse Gas Emissions          | ■ Transportation/Circulation    |
| ■ Hazards and Hazardous Materials   | ■ Utilities and Service Systems |
| ■ Hydrology and Water Quality       |                                 |



It is anticipated that The Planning Center will use information from studies and analyses completed for the General Plan Update EIR, to extent possible. Additional studies will be prepared for cultural resources impacts and transportation impacts, to supplement information already gathered for the completion of the Antelope Valley Area Plan Update and the draft General Plan Update EIR. Air quality impacts and noise impacts will be analyzed as a part of for the Antelope Valley Area Plan, with supporting modeling provided in the appendices. To conserve costs, stand-alone air quality and noise technical studies will not be compiled.

The following describes our approach and/or understanding regarding key technical areas for the Screencheck Draft EIR:

**Water Supply.** Water for the Antelope Valley Region comes from three primary sources: the State Water Project (SWP), surface water stored in the Littlerock Reservoir, and the Antelope Valley Groundwater Basin. The Antelope Valley Integrated Regional Water Management Plan (AV IRWMP) has developed a vision and direction for sustainable management of water resources in the Antelope Valley through the year 2035. The Antelope Valley-East Kern Water Agency distributes imported surface water delivered from the Sacramento River Delta via the SWP to Antelope Valley. There are four public water purveyors: Los Angeles County Waterworks Districts 37 and 40 (LACWWD40), Quartz Hill Water District (QHWD), and Los Angeles County Sanitation Districts (LACSD). LACSD supplies reclaimed water for nondrinking purposes.

Our scope of work assumes that a Water Supply Assessment may not be necessary and that existing Urban Water Management Plans (UWMP), the AV IRWMP, and supplemental information from the four water districts in the plan area will provide sufficient information to complete the analysis. The Urban Water Planning Act requires water purveyors to update the UWMP every five years. The next cycle of plans is due December 31, 2010. If a Water Supply Assessment is necessary, based on Attorney General's comments or changed conditions, The Planning Center will work with County staff to coordinate the Water Supply Assessment with the water districts, if requested, but a Water Supply Assessment is not included in this scope of work.

**Buildout Model.** The Planning Center will generate a land use buildout model that provides a count of housing units, residents, and employees in the Antelope Valley Area Plan under existing conditions, the current Area Plan buildout, and the proposed Area Plan buildout. The model will be based on the buildout model (and relevant assumptions) that will be finalized as part of the overall General Plan Update EIR. Existing conditions and current Area Plan buildout data has already been created through the General Plan buildout model, which will allow for significant cost savings in this task. These cost savings shall be valid only if the buildout assumptions for the existing conditions and current Area Plan buildout remain essentially the same as those from October 2009. If any major changes are deemed necessary to the existing conditions or current Area Plan buildout assumptions, a budget augmentation will be necessary.

The Planning Center will generate both expected and maximum buildout numbers for the proposed land use plan for the updated Antelope Valley Area Plan. Assumptions for expected and maximum buildout will be provided by the County of Los Angeles. Expected buildout is generally defined as the amount of development expected to be constructed within the planning horizon of the Area Plan. No absorption analysis is included in this scope and expected buildout assumptions will be based on averaging existing land use patterns with maximum buildout allowances. Maximum buildout is defined as the maximum density and intensity permitted under the proposed land use designation development standards (dwelling units per acre and floor area ratio). The Planning Center will assist the County in determining appropriate density and intensity standards for the proposed Area Plan land use categories, and appropriate buildout assumptions for both expected buildout and maximum buildout scenarios.



The buildout model will be provided to the County and Iteris in Excel format by traffic analysis zone (TAZ) and in a GIS format (ArcGIS version 9.3.1). The buildout model assumes that the TAZ structure will be exactly the same as that used for the overall County General Plan update. This task also includes up to three meetings with County staff to discuss the buildout model development and final results.

This scope assumes that the buildout model will not be generated until the proposed land use plan for the Antelope Valley Area Plan has been finalized. Once a land use plan is provided to The Planning Center to generate a buildout model, up to three minor adjustments or small land use changes can be accommodated. Minor adjustments and land use changes are defined as changes in minimum or maximum density or intensity standards, changes in land use categories for a selection of parcels, or changes in buildout assumptions for a land use category. If any other changes are required or if the number of changes exceeds three, a budget augmentation may be necessary.

**Air Quality Analysis.** The EIR will evaluate air quality impacts associated with buildout of the Antelope Valley Area Plan. The EIR for the Antelope Valley Area Plan will tier off the analysis being conducted for the General Plan Update EIR. It is assumed for the purpose of this cost estimate that the baseline and future traffic and land use buildout scenarios would be the same for both the Antelope Valley Area Plan and General Plan. Therefore, air quality modeling conducted for the Antelope Valley Area Plan could tier off modeling used for the General Plan.

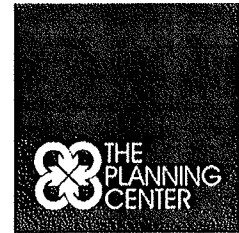
The San Gabriel Mountains divide the portion of the project site within the Antelope Valley Air Quality Management District (AQMD) to the north and the South Coast AQMD to the south. Therefore, the significance thresholds for both AQMDs will be used to determine potential significant air quality impacts for construction and operational phases of the project. Localized project emissions will be addressed through modeling of potential carbon monoxide hotspots at up to six roadway intersections and are considered to result in a significant impact on air quality if they exceed the California ambient air quality standards. If significant air quality impacts are found, mitigation measures will be incorporated, as necessary, to minimize air pollutant impacts to the extent feasible. Air quality modeling will be provided as an appendix to the EIR.

**Climate Change Analysis.** The EIR will evaluate potential greenhouse gas (GHG) emissions impacts associated with buildout of the Antelope Valley Area Plan. The analysis will tier off the analysis being conducted on behalf of the General Plan. It is assumed for the purpose of this cost estimate that the baseline and future traffic and land use buildout scenarios for the Antelope Valley Area Plan would be the same for both projects. Therefore, GHG emissions modeling conducted for the General Plan could be used for Antelope Valley Area Plan.

GHG emissions associated with transportation sources will be quantified based on the EMFAC2007 computer model. The URBEMIS2007 model will be used to quantify GHG emissions from onsite nonindustrial stationary sources. In addition, The Planning Center will also quantify GHG emissions from energy and water use based on an estimate of energy demand using energy use factors and GHG emission rates available from the US Department of Energy. Mitigation measures will be incorporated, as necessary, to minimize significant GHG emissions impacts. GHG modeling will be provided as an appendix to the EIR.

**Noise Analysis.** The EIR will evaluate potential noise and vibration impacts associated with buildout of the Antelope Valley Area Plan. Analysis for the Antelope Valley Area Plan will tier off the analysis being conducted for the General Plan EIR. It is assumed for the purpose of this cost estimate that the baseline and future traffic and land use buildout scenarios for the Antelope Valley Area Plan would be the same for both projects. Therefore, traffic noise modeling conducted for the General Plan could also be used for Antelope Valley Area Plan, but to a lesser extent due to two different traffic studies.

The analysis will include a discussion of relevant fundamentals of noise and vibration and assessment methodology. Potential noise and vibration impacts will be evaluated for both the construction and operational phases of the



project. Construction noise and vibration impacts, traffic noise impacts, stationary source noise impacts, and noise compatibility of the project will be assessed based on the noise standards adopted by the County. Mitigation measures will be incorporated, as necessary, to minimize significant noise impacts.

Noise and vibration modeling will be provided as an appendix to the EIR.

**Cultural Resources Study (Cogstone).** In support of the Antelope Valley Area Plan update EIR, the cultural resources study will include record searches, consultation, and research to permit both description and mapping of sensitive areas for each type of resource. This will also allow use of the technical study results for evaluation of future development projects.

Record searches for paleontological resources will be requested from the Natural History Museum of Los Angeles County. Supplemental research will also be conducted on geological mapping, formations, previous paleontological studies, and online paleontological databases.

Record searches for archaeological and historical resources will be performed at the South Central Coastal Information Center. Supplemental research will include searching for relevant information at libraries (local, Bancroft, Huntington), in Sanborn Fire Insurance Maps, in historical topographic maps and aerials, and by consulting with local historical societies, planning departments, and other sources.

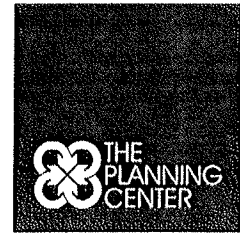
A records search for traditional cultural properties will be requested from the Native American Heritage Commission. Letters will be mailed to each contact recommended by the Commission soliciting any knowledge of heritage resources. Under Senate Bill 18 (SB 18) the County must directly request a consultation list from the Commission and directly contact each recognized Native American group for government-to-government consultation. The cultural study does not include an SB 18 consultation, but The Planning Center could provide assistance regarding SB 18 if needed.

The technical study underlying the EIR would synthesize all of these results, state significance criteria, evaluate sensitivity of all areas, provide detailed and confidential mapping as GIS layers with descriptions, provide nonconfidential public sensitivity maps, and recommend appropriate mitigation for different levels of sensitivity. A cultural resources study (Paleontology, Archaeology, History), will be provided as an appendix to the EIR.

**Biological Resources (Cadre Environmental).** Concurrent or following the preparation of the EIR for the General Plan update, a project-specific biological resources analysis will be conducted for the draft Antelope Valley Area Plan Study Area. While the majority of the biological resources analysis conducted for the General Plan update will be directly relevant to the preparation of an EIR for the Antelope Valley Area Plan, project-specific analysis may be warranted as a result of community level meetings. As proposed in the General Plan update analysis, review of relevant natural resource documents will identify those regions of the draft Plan that represent high inventory priority habitats, habitats for sensitive species, and/or significant wildlife movement corridors. Following the detailed review of the outlined documents and determination of sensitive biological resource distribution within the Plan area, potential environmental effects of actions proposed in the draft Plan on these resources will be analyzed and appropriate mitigation measures proposed, if warranted. The analysis will also evaluate the relationship of local, state, and federal multiple species conservation plan objectives and goals with those defined in the draft Plan.

The biological analysis will be conducted but not limited to the review of the following documents.

- Draft Antelope Valley Area Plan
- Draft General Plan – Los Angeles County 2010.
- Significant Ecological Area Proposed within Antelope Valley Area Plan Updated Study, PCR Services 2000.



- Antelope Valley SEA
- San Andreas Rift Zone SEA
- Joshua Tree Woodland SEA
- Santa Clara River SEA

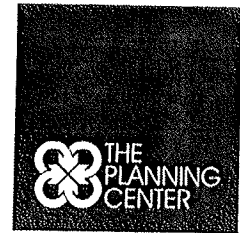
- Significant Ecological Area Constraints Analysis and Biota Reports (as warranted).
- West Mojave Plan, BLM 2005
- Land Management Plan, Southern California National Forests, 2005
- United States Fish and Wildlife Service Critical Habitat Designations within Plan Area.
- Missing Linkages, Los Angeles County Regions 2000

Traffic (Iteris, Inc.). The traffic study in support of the Antelope Valley Area Plan will be prepared by Iteris. The Antelope Valley Area Plan Update transportation analysis will entail two general work efforts. The first is the summarization and preliminary review of proposed additions and deletions to the existing County Highway Plan in the Antelope Valley area. The second will evaluate the impacts and identify, if needed, potential mitigation measures to address potential impact from the proposed changes in land use.

Task T1 – Review Changes to County Highway Plan: Iteris will summarize the proposed additions and deletions to the County Highway Plan in the AVA Plan area based on summary information provided by the County. The most recent summary provided by the County was August 2005. The County will provide a current summary of the proposed additions and deletion in text and graphic format (preferably GIS). Iteris will categorize the information to make a preliminary determination of the type of change (clerical changes, physical change to existing roads, or changes to planned roads) and identify if any additional evaluation of the proposed change would be required. Those changes that may require additional review will be identified. The proposed High Desert Corridor route will be reviewed, and discussions with County staff will follow in order to identify the logical corridor/roadway type to be included in the study area.

Task T2 – Review Trip Generation Changes Resulting from Growth Areas/Land Use Modifications: Iteris will rely on the County and The Planning Center to provide a summary of the land use/population changes by Traffic Analysis Zone (TAZ) or similar subarea. This would be in tabular and GIS format. Each area of growth, land use change, or other anticipated change in type of development or intensity will be reviewed for potential changes in daily or peak-hour trip generation. For areas with no change or nominal change in trip generation potential, no further circulation analysis will be required. Using standard trip generation rates from the Institute of Transportation Engineers, the growth and land use changes will be evaluated for possible future increases in trip potential. In areas with significant positive change in growth and trip generation, the County's traffic study guidelines will be reviewed to determine whether further study is warranted. Given the scope of this project as an area-wide plan, the traffic study guidelines would not be applicable. However, the team will coordinate with and consult with the Department of Public Works as needed. Tables and graphics will be created to display the potential trip generation due to land use changes by subarea.

Task T3 – Assess Traffic Impacts of Added Trips: Traffic studies will be conducted in subareas where the trip generation potential is determined to warrant further analysis. In each subarea, selected key intersections and links will be evaluated to determine level of service with and without the added trips. It is anticipated that small local area manual traffic assignment models will be used to analyze the added trip generation. Ambient traffic growth rates and cumulative project development will also be considered, based on the County's standard guidelines for traffic impact analysis. The key intersections and roadway links will be determined in conjunction with the Department of Public Works staff. The studies will be at the programmatic level consistent with General Plan level analysis, and are



not anticipated to be as detailed as standard traffic studies for development projects as required by County traffic study guidelines.

For purposes of developing the cost estimate associated with this scope of services, it is assumed that up to 3 subareas will require traffic local area impact analyses. An average of 5 intersections in each subarea is assumed for data collection and analysis. The number of locations and intersections at each location are interchangeable, as long as they do not exceed a total of 30 intersections. If fewer subareas or intersections are required, then the level of effort and cost would be proportionately less. Up to 10 new AM and PM peak hour intersection counts are included in the budget proposal, with the rest to be obtained from recent counts conducted by the County, from County files, or from other sources. More counts can be added, if required, on a time-and-materials basis. Costs will be proportionately reduced should fewer counts be required.

Potential impacts of added growth on bus service and commuter rail service will also be estimated at a level of detail consistent with the traffic analysis zone (TAZ) system of the SCAG regional travel demand model. The SCAG regional travel demand model will be used to determine transit mode shares in each growth area by TAZ, and the trip generation potential will be converted to bus and rail mode share to determine the number of new transit trips.

Task T4 – Assess Changes to Master Plan System: The potential changes to the County highway system will be evaluated at the general plan (macro) level. In particular, planned deletions to the master plan will be evaluated to determine potential impacts. The potential redistribution of traffic to parallel facilities in or outside of the County due to the deletions will be estimated based on available regional model traffic forecast data (i.e., data that can be obtained from SCAG). Potential significant impacts, due to the deletions, if any, will be evaluated using link level volume-to-capacity ratio calculations.

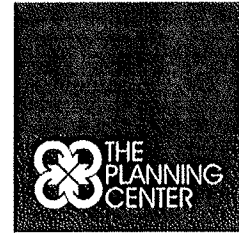
Task T5 – Concept Mitigation Measures: Concept mitigation measure recommendations will be developed for any intersections or roadway segments with forecast significant impacts per the County guidelines. Concept mitigation measures may include roadway widening, intersection widening, restriping, signal modifications or other improvements that would reduce the anticipated impacts to levels of insignificance. Mitigation measures may also include changes to the County's designated roadway classifications to match anticipated growth. The effectiveness of Antelope Valley Area Plan in encouraging alternative forms of transportation to reduce automobile traffic will also be qualitatively evaluated. Right-of-way or feasibility will not be investigated based on plan review. If additional detailed analysis of mitigation feasibility is required, such services would be provided over and above the cost estimate associated with this proposal. Preparation of plans is not included.

Task T6 – Meetings: For purposes of the budget, Iteris has assumed attendance at two meetings. These will be a combination of team, public, council, and/or commission meetings. Additional meetings will be attended on a time-and-material basis.

### **Alternatives to the Project.**

In compliance with Section 15126(d) of the CEQA Guidelines, alternatives to the project will be defined and analyzed. The Planning Center will consult with County staff for assistance in defining the alternatives to be analyzed in the EIR. Alternatives will be selected on the basis of their ability to: (1) avoid or reduce one or more of the project's significant impacts; and (2) feasibly attain most of the basic objectives of the project. The rationale for selecting each alternative will be explained, along with the principal features and environmental effects of each one. If any alternatives were considered during the project scoping process but rejected, reasons for rejecting those alternatives will be provided.

Analyses of up to three alternatives, including the No Project/Existing Plan Alternative, Reduced Intensity Alternative and Alternate Land Use Plan will be conducted. We will work with the County to develop other project alternatives to eliminate significant environmental impacts. Other modifications may be considered to minimize or eliminate any



controversial impacts as determined by impact analysis and/or as a result of public scoping. Impacts associated with each alternative will be compared to project impacts for each of the environmental impact categories included in the preceding sections of the EIR. The environmentally superior alternative will also be identified.

The completed screencheck Draft EIR for Antelope Valley Area Plan Update and General Plan Update will be submitted to County staff for review and comment. Our proposed schedule and budget assumes that a complete screencheck document will be prepared for review and comment, which is more efficient than submittal of selected sections on an incremental basis. It is also assumed for the purposes of this proposal that only two reviews of the screencheck Draft EIR by County staff will be necessary. The first is a comprehensive review by all relevant County departments, as determined by the County's project manager. The second review is limited to the County's project manager to ensure all comments from the comprehensive review have been incorporated for major areas of concern. Modification to the scope of work, budget, and time frame may be necessary if additional screencheck reviews are required, particularly if caused by changes in the project's description. Additionally, it is also assumed that all County staff comments concerning the screencheck Draft EIR will be transmitted in writing or via email to The Planning Center at the same time. As appropriate, The Planning Center's EIR project manager will meet with County staff to discuss and resolve any major areas of concern or to clarify areas of misunderstanding, etc. Follow-up with County staff/departments will be conducted as necessary to respond to comments.

**Deliverable(s):**

- 1st Screencheck Draft EIR to County, excluding appendices (*Hard copies already included in General Plan Update EIR Budget & Scope of Work*, plus 1 reproducible unbound original, and 1 digital copy)
- 2nd Screencheck Draft EIR to County, excluding appendices (1 digital copy and 1 reproducible unbound original)
- Cultural Resources Study (Paleontology, Archaeology, History)
- Traffic Study (including up to 2 meetings with the Iteris staff)

**TASK 5. DRAFT EIR**

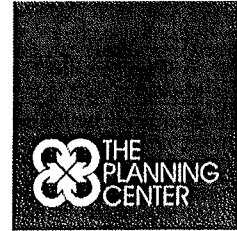
As outlined in the enclosed project schedule, within four weeks of receiving corrections on the screencheck Draft EIR from County staff, The Planning Center will submit the revised and completed Draft EIR to the County. The Planning Center will reproduce the requisite number of copies (budget assumed as part of the General Plan Update EIR) of the Draft EIR and will distribute the documents to the State Clearinghouse, responsible and trustee agencies, and other groups and individuals identified on a distribution list to be developed in consultation with the County. In addition, we will produce and hard copies of the EIR for County staff, as described in the General Plan Update EIR Scope of Work. The costs involved with the reproduction and distribution of the Draft EIR are included in this proposal.

The Planning Center will also prepare the Notice of Completion (NOC) and Notice of Availability (NOA) for County approval and signature. The NOA will provide a summary of the project description and an explanation of the scope of issues included in the Draft EIR. The NOA will also clearly identify the time period, contact person, and address established for submitting comments on the Draft EIR. The NOA will be transmitted with all copies of the Draft EIR and the NOC will be sent to the State Clearinghouse along with the required number of hard copies of the Draft EIR executive summary. This scope assumes that the County will place the newspaper publication of the NOA, if necessary, and will post the Draft EIR on the County's Web site.

**Deliverable(s):**

- Draft EIR to County (*Hard copies already included in General Plan Update EIR Budget & Scope of Work*; plus 1 reproducible unbound original, 50 copies on CD, and 1 reproducible hard copy of the appendices)
- Draft EIR executive summary to the State Clearinghouse (*Hard copies already included in General Plan Update EIR Budget & Scope of Work*; plus 15 CDs containing the Draft EIR and appendices to be included in a sleeve of the 15 hard copies)





#### **TASK 6. FINAL EIR**

A Final EIR will be prepared in accordance with the CEQA Guidelines and will contain the County's required elements. Due to the heightened interest from the Attorney General, and public interest and concern for development in the Antelope Valley, a considerable amount of written correspondence from the public on the completed Draft EIR is expected. Our budget for this task assumes that 40 hours of professional staff time, in addition to staff time allocated as a part of the General Plan Update EIR, will be sufficient to cover the anticipated number of comments on the Draft EIR, but this is an estimate only.

#### **Response to Comments**

Following receipt of all comments on the Draft EIR, we will prepare written responses for each comment. We will create a Response to Comments section for the Final EIR, which will contain an introduction describing the public review process concerning the Draft EIR, copies of all comment letters received, minutes from public meetings where oral comments were taken (if any), and written responses to comments. Responses will focus on comments that address the adequacy of the Draft EIR. Comments that do not address the Draft EIR adequacy will be noted as such and no further response will be provided, unless deemed necessary by County staff. The Planning Center will prepare the responses in conjunction with the County and subconsultants to The Planning Center to ensure the Draft EIR and associated documents are legally defensible, accurate, and useful to decision makers considering approval of the proposed project.

The budget for the Final EIR is an estimate only, based on a total of 40 hours for preparation of the Response to Comments. The estimated budget assumes that no additional basic research will be required to respond to comments, that the comments will be directed at the substance and technical adequacy of the Draft EIR, and that the comments will be compiled by the County and transmitted in writing or via e-mail to The Planning Center. Modification to the scope of work, budget, and time frame may be necessary if comments received from agencies or the general public require substantially increasing the scope of impacts and issues that the Draft EIR has addressed.

As required by CEQA, responses to agency comments will be provided to those agencies a minimum of 10 days prior to consideration of the Final EIR by the Board of Supervisors.

#### **Revisions to the Draft EIR**

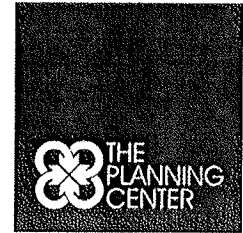
The Final EIR will also include revisions to the Draft EIR section. The Final EIR will incorporate any necessary revisions to the Draft EIR in this section, including any necessary clarifications, additions, and/or corrections in response to issues raised in comments to the Draft EIR.

It is assumed for the purposes of this proposal that only one review of the screencheck Final EIR by County staff will be necessary. Modification to the scope of work, budget, and time frame may be necessary if additional screencheck reviews are required. Additionally, it is assumed that all County staff comments concerning the screencheck Final EIR will be transmitted in writing or via e-mail to The Planning Center at the same time. As appropriate, The Planning Center's EIR project manager will meet with County staff to discuss and resolve any major areas of concern or to clarify areas of misunderstanding, etc.

Upon acceptance of the document as a Final EIR, The Planning Center will reproduce the necessary number of hard and digital copies of the Final EIR, and County staff will be responsible for the distribution of the document to the commenting agencies. The costs involved with reproducing the Final EIR are included in this proposal. Additionally, this scope also assumes that the County will post the Final EIR on the County's Web site.

#### **Deliverable(s):**

- Completed screencheck Final EIR to County (*Hard copies already included in General Plan Update EIR Budget & Scope of Work*; plus 1 reproducible unbound original, and 1 digital copy)



- Completed Final EIR to County (*Hard copies already included in General Plan Update EIR Budget & Scope of Work*; plus 1 reproducible unbound original, and 1 digital copy)
- 50 CD copies of the Final EIR
- County will be responsible for certified mailing to commenting agencies

#### **TASK 7. MITIGATION MONITORING AND REPORTING PROGRAM**

The Planning Center will prepare a Mitigation Monitoring and Reporting Program (MMRP) based on mitigation measures identified in the Final EIR and pursuant to Section 21081.6 of the Public Resources Code (CEQA). The MMRP will be defined through working with County staff to identify appropriate monitoring steps/procedures in order to provide a basis for monitoring such measures during and upon project implementation. It will be in standard County format, and will identify the significant impacts that would result from the project, proposed mitigation measures for each impact, the timing at which the measures will need to be conducted, the entity responsible for implementing the mitigation measure, and the County department or other agency responsible for monitoring the mitigation effort and ensuring its success. The MMRP will be submitted to County staff in conjunction with the submittal of the Final EIR. (*Price is already included in General Plan Update EIR Budget & Scope of Work*)

##### **Deliverable(s):**

- Complete MMRP to County (*Price already included in General Plan Update EIR Budget & Scope of Work*)

#### **TASK 8. STATEMENT OF FACTS AND FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS**

This task is already included and the budget for this task assumes it will be completed as part of the General Plan Update EIR. (*Price is already included in General Plan Update EIR Budget & Scope of Work*)

##### **Deliverable(s):**

- None: Statement of Facts and Findings/Statement of Overriding Considerations will be done as part of the general Plan Update EIR Contract (1 reproducible unbound original, and 1 digital copy)

#### **TASK 9. NOTICE OF DETERMINATION**

Within five days of EIR certification, The Planning Center will file a Notice of Determination (NOD) with the State Clearinghouse and County Clerk. The NOD will be transmitted by certified or express mail or will be hand delivered so there is a record of receipt. (*Price is already included in General Plan Update EIR Budget & Scope of Work*)

Please note that it is necessary for The Planning Center to file the required California Department of Fish and Game (CDFG) filing fees with the County Clerk at the time of the NOD filing. As of January 1, 2009, these fees are \$2,818.25. It is anticipated that County will provide a check for the County Clerk within two days of EIR certification. The CDFG fees are not included in this cost proposal.

##### **Deliverable(s):**

- NOD to State Clearinghouse and County Clerk (hard copies)
- Certified mailing of hard copy NODs, unless hand delivered

#### **TASK 10. PROJECT MEETINGS AND PUBLIC HEARINGS**

Our cost estimate includes attendance by The Planning Center's project manager at a total of three meetings and/or public hearings at the County (meetings and public hearings can be interchanged). We will also participate in up to two conference calls. Additional meeting and/or hearing attendance at the County's request or attendance by other members of the subconsultant team would be billed on a time-and-materials basis at the rates included in this



proposal. Because of the proposed projects heightened public interest and concern, The Planning Center recommends that monthly coordination meetings be conducted to discuss the proposed project's key issues and concerns and to obtain direction and feedback from County staff and the consultant team throughout the EIR process (excluding periods of inactivity while the EIR is in public review). Our scope of work assumes attendance by The Planning Center's EIR project manager and two additional environmental staff member at these meetings and public hearings:

**Deliverable(s):**

- Up to 3 meetings at the County attended by 3 staff members (assumed Planning Commission (2) and Board of Supervisors (1))
- Up to 12 half-hour meetings (either conference calls or at The Planning Center offices)

At a minimum, each of these meetings will include participation by our project manager. Our cost estimate for the public hearings assumes attendance by our Director of Environmental Services, our Project Manager, and our Noise/Air Quality specialist assigned to this project.

**TASK 11. PROJECT MANAGEMENT/COORDINATION**

The Planning Center's EIR project manager will coordinate closely with County staff to ensure that the EIR and associated documents delivered to the County are legally defensible, accurate, and useful to decision makers considering the approval of the project. The EIR project manager will also coordinate with County staff throughout the process, not only to streamline the CEQA process, but to avoid or anticipate any changes that could result in delays.

The EIR project manager will be the key contact for the County and will be responsible for (1) managing EIR task scheduling and assignment, management of resources, monitoring of costs, and schedule adherence; (2) consultation and coordination with local and state agencies relative to the environmental document and the environmental review process; (3) coordination and communications with the County's project team to ensure anticipation of any changes that could occur as a result of the General Plan EIR, the Zoning Code Update or any other concurrent County efforts; (4) ensuring that County's policies, procedures, and any applicable codes are complied with and, where applicable, are incorporated into the EIR; (5) ensuring that the environmental review process and the EIR satisfy the statutes and guidelines of CEQA and the most up-to-date County of Los Angeles CEQA procedures; and (6) representing the consultant team in public meetings and project progress meetings as requested by the County. The estimated hours are based on the schedule for the project, which assumes 12 months. Management/coordination hours have not been included for the periods in which this project has been inactive, or for Draft EIR public circulation during which activity is typically very limited.

**Deliverable(s):**

- Ongoing project management (an estimated 1 hour/week for the Project Manager for the duration of the 12 month schedule as estimated in this proposal, excluding periods of inactivity).
- Quality control and CEQA compliance review by Director of Environmental Services (an estimated 2 hours/month for the duration of the 12 month schedule as estimated in this proposal, excluding periods of inactivity)



## Proposed Schedule

**Table 1. Antelope Valley Area Plan Proposed EIR Schedule**

| TASK  | DATE DUE               |
|---|------------------------|
| Task 1: Organizational Meeting                                  | November 2010          |
| Task 2: Notice of Preparation                                   | January 2011           |
| Task 3: Public Scoping Meeting                                  | January 2011           |
| Task 4: Screencheck EIR   | April 2011             |
| Task 5: Draft EIR   | June/July 2011         |
| Task 6: Final EIR/Response to Comments                          | October/November 2011  |
| Task 7: Mitigation Monitoring Program                           | October/November 2011  |
| Task 8: Findings of Fact/Statement of Overriding Considerations | October/November 2011  |
| Task 9: Notice of Determination                                 | November/December 2011 |
| Task 10: Project Meetings/Public Hearings                       | November/December 2011 |
| Task 11: Project Management/Coordination                        | November/December 2011 |

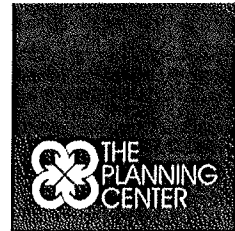


## Cost Estimate

**Table 2. Cost Estimate**

| EIR TASKS   | COST             |
|---|------------------|
| Task 1: Organizational Meeting                                  | 2,480            |
| Task 2: Notice of Preparation                                   | 1,745            |
| Task 3: Public Scoping Meeting                                  | 2,010            |
| Task 4: Screencheck EIR   | 93,315           |
| Task 5: Draft EIR   | 4,420            |
| Task 6: Final EIR/Response to Comments                          | 3,480            |
| Task 7: Mitigation Monitoring Program                           | 0                |
| Task 8: Findings of Fact/Statement of Overriding Considerations | 0                |
| Task 9: Notice of Determination                                 | 0                |
| Task 10: Project Meetings/Public Hearings                       | 9,060            |
| Task 11: Project Management/Coordination                        | 9,530            |
| <b>Labor Subtotal</b>   | <b>\$126,040</b> |
| <b>SUBCONSULTANTS</b>   |                  |
| Cadre Environmental (Biological Resources)                      | 8,080            |
| Iteris, Inc.(Traffic/Transportation)                            | 45,550           |
| Cogstone (Cultural/Historic)                                    | 9,500            |
| <b>Subconsultants Subtotal <sup>1</sup></b>                     | <b>\$69,896</b>  |
| <b>REIMBURSABLE EXPENSES <sup>1</sup></b>                       |                  |
| Printing and Direct Costs                                       | 3,600            |
| <b>Reimbursables Subtotal</b>                                   | <b>\$3,600</b>   |
| <b>GRAND TOTAL</b>  | <b>\$199,536</b> |

<sup>1</sup> Includes 12.5% mark up.

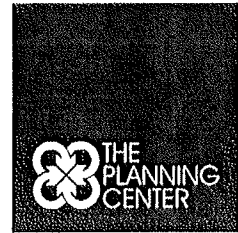


**Table 3. The Planning Center - 2009 Standard Fee Schedule**

| STAFF LEVEL                             | HOURLY RATE            |
|---|------------------------|
| Principal                               | \$200-\$250            |
| Director/Team Leader                    | \$140-\$225            |
| Senior Planner/Scientist/Designer II    | \$135-\$215            |
| Senior Planner/Scientist/Designer I     | \$115-\$155            |
| Associate Planner/Scientist/Designer II | \$105-\$130            |
| Associate Planner/Scientist/Designer I  | \$95-\$110             |
| Assistant Planner/Scientist/Designer II | \$80-\$100             |
| Assistant Planner/Scientist/Designer I  | \$60-\$80              |
| GIS/CAD Operator II                     | \$100-\$135            |
| GIS/CAD Operator I                      | \$90-\$105             |
| Graphic Artist II                       | \$85-\$130             |
| Graphic Artist I                        | \$75-\$95              |
| Planning Technician/Intern              | \$60-\$80              |
| Technical Editor                        | \$95-\$100             |
| Word Processing                         | \$75-\$85              |
| Clerical/Administration                 | \$60-\$100             |
| Third-Party CEQA Review                 | \$225                  |
| Expert Witness                          | 2 x Normal Hourly Rate |

Notes:

- 1) Other direct costs are billed at cost plus 12.5%.
- 2) Mileage reimbursement rate is the standard IRS-approved rate.



## Acknowledgment

This proposal shall remain valid for a period of 90 days from the time of submittal. The attached Service Authorization, which includes our General Terms of Consulting Agreement, is a part of this proposal. If the contents of this Proposal and Agreement are satisfactory, please indicate your approval by signing the Service Authorization and sending it to our Corporate office. As Vice President, Environmental Services, I am authorized to bind The Planning Center and the project team to the contents of this proposal.

We look forward to working with you to bring about the successful completion of this project. If you have any questions regarding the contents of this proposal, please feel free to call the undersigned at 714.966.9220.

Respectfully submitted,

THE PLANNING CENTER

A handwritten signature in black ink, which appears to read "William Halligan", is written over the printed name.

William Halligan, Esq.

Vice President, Environmental Services

**TOTAL BUDGET****Antelope Valley Area Plan Proposed EIR Schedule**

| TASK  | COST             |
|---|------------------|
| Task 1: Organizational Meeting                                  | 2,480            |
| Task 2: Notice of Preparation                                   | 1,745            |
| Task 3: Public Scoping Meeting                                  | 2,010            |
| Task 4: Screencheck EIR   | 93,315           |
| Task 5: Draft EIR   | 4,420            |
| Task 6: Final EIR/Response to Comments                          | 3,480            |
| Task 7: Mitigation Monitoring Program                           | 0                |
| Task 8: Findings of Fact/Statement of Overriding Considerations | 0                |
| Task 9: Notice of Determination                                 | 0                |
| Task 10: Project Meetings/Public Hearings                       | 9,060            |
| Task 11: Project Management/Coordination                        | 9,530            |
| Labor Subtotal  | 126,040          |
| Subconsultants  | 69,896           |
| Reimbursable Expenses   | 3,600            |
| <b>Antelope Valley Area Plan Total</b>                          | <b>199,536</b>   |
| <b>General Plan Proposed Budget</b>                             |                  |
| TASK  | COST             |
| Task 1: Organizational Meeting                                  | 3,500            |
| Task 2: Notice of Preparation                                   | 15,500           |
| Task 3: Public Scoping Meeting                                  | 12,400           |
| Task 4 – Develop Impact Analysis Methodologies                  | 6,000            |
| Task 5: Screencheck EIR   | 443,948          |
| Task 6: Draft EIR   | 12,000           |
| Task 7: Final EIR/Response to Comments                          | 22,000           |
| Task 8: Mitigation Monitoring Program                           | 5,000            |
| Task 9: Findings of Fact/Statement of Overriding Considerations | 8,000            |
| Task 10: Project Meetings/Public Hearings                       | 36,900           |
| Task 11: Notice of Determination                                | 800              |
| Task 12: Project Management/Coordination                        | 18,500           |
| Labor Subtotal  | 584,548          |
| Subconsultants  | 235,312          |
| Reimbursable Expenses   | 27,394           |
| <b>General Plan Total</b>                                       | <b>847,254</b>   |
| <b>GRAND TOTAL</b>  | <b>1,046,790</b> |